



File No: SIA/MH/INFRA2/483751/2024

Government of India

Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date 26/11/2024



To,

Nainesh K. Shah
MERIT MAGNUM CONSTRUCTION
Godrej Coliseum, A-wing- 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway,
Sion (E), Mumbai-400022, Sion, MUMBAI, MAHARASHTRA, 400022
mandarsarmalkar@terraformrealty.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/483751/2024 dated 25/06/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3813MH5320145N
(ii) File No.	SIA/MH/INFRA2/483751/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Environmental Clearance for Proposed S. R. Scheme U/ Reg. 33(10) Of DCPR 2034 On Property Bearing Plot No. 10, Sewree- Wadala, Estate Scheme, No. 57 of Naigaon Division F/North Ward, Mumbai- 400031, For "Wadala Village Welfare CHS Ltd. By M/s. Merit Magnum Construction.
(viii) Name of Company/Organization	MERIT MAGNUM CONSTRUCTION
(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Nainesh K. Shah under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
12.
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Annexure 1

1. Specific Condition

S. No	EC Conditions																								
1.1	<table><tr><th>Sr. No.</th><th>Conditions</th></tr><tr><td></td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order</td></tr><tr><td></td><td>PP to provide all environmental facilities like STP, OWC etc. to the presently occupied population immediately.</td></tr><tr><td></td><td>PP to obtain Tree NOC, Water Supply NOC from the competent authority.</td></tr><tr><td></td><td>PP to connect sewage lines of school building to the STP of sale building.</td></tr><tr><td></td><td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis</td></tr><tr><td></td><td>PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP</td></tr><tr><td></td><td>PP to recalculate the space required for solar panels and provide the same in the project considering shadow pattern in the area.</td></tr><tr><td></td><td>PP to use treated sewage water of other occupied societies in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.</td></tr><tr><td></td><td>PP to complete tree plantation within the site during construction phase.</td></tr><tr><td></td><td>PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules and regulations.</td></tr><tr><td></td><td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td></tr></table>	Sr. No.	Conditions		PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order		PP to provide all environmental facilities like STP, OWC etc. to the presently occupied population immediately.		PP to obtain Tree NOC, Water Supply NOC from the competent authority.		PP to connect sewage lines of school building to the STP of sale building.		PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis		PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP		PP to recalculate the space required for solar panels and provide the same in the project considering shadow pattern in the area.		PP to use treated sewage water of other occupied societies in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.		PP to complete tree plantation within the site during construction phase.		PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules and regulations.		PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
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Decision: - In view of above discussion, SEAC-2 decided to recommended the proposal to the SEIAA for the grant of Environmental Clearance subject to compliance of above points.																									

Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Environmental Clearance for Proposed S. R. Scheme U/ Reg. 33(10) Of DCPR 2034 On Property Bearing Plot No. 10, Sewree- Wadala, Estate Scheme, No. 57 of Naigaon Division F/North Ward, Mumbai- 400031, For "Wadala Village Welfare CHS Ltd. By M/s. Merit Magnum Construction.
b.	Latitude and Longitude of the project site	19.01490063266019,72.85318058003863 19.01662040037754,72.85576849220362

S. No.	Particulars	Details	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	24907.97
		Forest Land (B)	0
		Total Land (A+B)	24907.97
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	62000	
g.	EMP Cost (in lacs)	2590.4	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Total Construction Area	Product	348987.77	sq.mt.	NA	Configuration: Rehab Bldg. No.1 Wing A (OCC granted): Ground + 1st to 20th Upper Residential Floors., Ht. 62.90 m. Rehab Bldg. No. 2- Wing A(OCC granted):: Ground + 1st to 11th Upper Residential Floors., Ht. 36.80 m. Rehab Bldg.

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
					No. 2- Wing B: Basement for Services + Ground + 1st to 22nd Upper Residential Floors., Ht. 69.00 m. Rehab Bldg. No. 2, School Wing C: Basement for Services + Ground + 1st to 2nd Upper Residential Floors., Ht. 12.4 m. Rehab Bldg. No. 2 Wing D: Basement for Serv
FSI area	Product	170343.46	sq.mt.	NA	Rehab Bldg. No. 2 Wing D: Basement for Services + Ground + 1st to 37th Upper Residential Floors., Ht. 112.50 m. Sale Building No. 1, Tower 1: Basement for Services + Ground + 1st Comm.+ 1st Podium to 5th Podium + E-Deck Level +1st to 29th Upper Residential Floors., Ht. 119.90 m. Sale Building No. 1, Tower 2: Basement for Services + Ground + 1st

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
					Comm.+ 1st Podium to 5th Podium + E-Deck Level +1st to 29th Upper Residential Floors., Ht. 119.90 m.
Non FSI area	Product	178644.31	sq.mt.	NA	Sale Building No. 1, Tower 3: Basement for Services + Ground + 1st Comm. + 1st Podium to 5th Podium + E-Deck Level +1st to 29th Upper Residential Floors., Ht. 119.90 m. Sale Building No. 1, Tower 4: 2 level Basement. + Ground +1st comm. + 1st Podium to 8th Podium + E-Deck Level +1st to 35th upper Residential Floors., Ht. 149.60 m. Sale Building No. 1, Tower 5: Basement for Services + Ground + 1st Comm. + 1st Podium to 8th Podium + E-Deck Level +1st to 34th & 35th (pt.) Upper Residential

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Building Configuration	Product	0	NA	NA	Sale Building No. 1, Tower 6: Basement for Services + Ground + 1st Comm. + 1st Podium to 8th Podium + E-Deck Level +1st to 34th & 35th (pt.) Upper Residential Floors., Ht. 149.60 m. Sale Building No. 1, Fitness Centre: 2 level Basement. + Ground +1st comm. + 1st Podium to 8th Podium E-deck level + 1st to 6th Upper Floors., Ht.—66.50 M.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/483751/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Merit Magnum Construction,
Plot No. 10, Sewree- Wadala, Estate Scheme No. 57
Naigaon Division F/North Ward, Mumbai.

Subject : Environmental Clearance for Proposed S. R. Scheme U/ Reg. 33(10) Of DCPR 2034 On Property Bearing Plot No. 10, Sewree- Wadala, Estate Scheme, No. 57 of Naigaon Division F/North Ward, Mumbai- 400031, For “Wadala Village Welfare CHS Ltd. by M/s.Merit Magnum Construction..

Reference : Application no. SIA/MH/INFRA2/483751/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 226th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 281st (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 04th September, 2024.

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/483751/2024	
2	Name of Project	Proposed S. R. Scheme U/ Reg. 33(10) Of DCPR 2034 On Property Bearing Plot No. 10, Sewree- Wadala, Estate Scheme, No. 57 of Naigaon Division F/North Ward, Mumbai-400031, For “Wadala Village Welfare CHS Ltd. By M/s. Merit Magnum Construction.	
3	Project category	8(b), B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Merit Magnum Construction.
		Regd. Office address	Godrej Coliseum, `A` Wing - 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (E), Mumbai – 400 022.
		Contact number	9987027112
		e-mail	naineshshah@terraformrealty.com
6		- Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. - NABET Accreditation No: NABET/EIA/2023/SA0193 - Validity: 18.06.2024 - Extension: 17.09.2024	

7	Applied for	Fresh Project					
8	Location of the project	Plot No. 10, Sewree- Wadala, Estate Scheme, No. 57 of Naigaon Division F/North Ward, Mumbai- 400031, For “Wadala Village Welfare CHS Ltd.					
9	Latitude and Longitude	Latitude - 19°0’59.54"N, Longitude - 72°51’14.55"E					
10	Plot Area (Sq.m.)	24,907.97 sq.m					
11	Deductions (Sq.m.)	8,173.66 sq.m					
12	Net Plot area (Sq.m.)	16,734.31 sq.m					
13	Ground coverage (m ²) & %	9,934.88 sq.m (60 %)					
14	FSI Area (Sq.m.)	1,70,343.46 sq.m					
15	Non-FSI (Sq.m.)	1,78,644.31 sq.m					
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	3,48,987. 77 sq.m					
17	TBUA (m2) approved by Planning Authority till date.	FSI Area: 1,13,270.35 sqm. Non-FSI Area: 1,50,720.6 sqm. & Total Construction Arae 2,63,990.95 sqm					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	Work of Rehab building 1 Wing A & rehab Building 2 Wing A has been completed onsite of FSI Area: 8,259.33 sqm; NoN-FSI Area: 5,655.96 sqm. & 13,915.31 sqm.					
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change	
	Buildi ng Name	Configurati on	Heig ht (m)	Building Name	Configuratio n	Height (m)	--
	--	--	--	Rehab Bldg. No.1 Wing A	Ground + 1st to 20th Upper Residential Floors	62.90 m.	
				Rehab Bldg. No. 2- Wing A	Ground + 1st to 11th Upper Residential Floors	36.80 m	
				Rehab Bldg. No. 2- Wing B	Basement for Services + Ground + 1st to 22nd Upper Residential Floors.	69.00 m.	
				Rehab Bldg. No. 2, School Wing C	Basement for Services + Ground + 1st to 2nd Upper Residential Floors.	12.4 m	
			Rehab Bldg. No. 2 Wing D	Basement for Services +	112.50 m.		

					Ground + 1st to 37th Upper Residential Floors.	
				Sale Building No. 1, (T1, T2,T3)	Basement for Services + Ground + 1st Comm.+ 1st Podium to 5th Podium + E- Deck Level +1st to 29th Upper Residential Floors	119.90 m
				Sale Building No. 1, Tower 4	2 level Basement. + Ground +1st comm. + 1st Podium to 8th Podium + E- Deck Level +1st to 35th upper Residential Floors	149.60 m
				Sale Building No. 1, Tower 5	Basement for Services + Ground + 1st Comm. + 1st Podium to 8th Podium + E- Deck Level +1st to 34th & 35th (pt.) Upper Residential Floors	149.60 m.
				Sale Building No. 1, Tower 6	Basement for Services + Ground + 1st Comm. + 1st Podium to 8th Podium + E- Deck Level +1st to 34th & 35th (pt.) Upper Residential Floors	149.60 m.
				Sale Building No. 1, Fitness	2 level Basement. +	66.50 m.

				Centre	Ground +1st comm. + 1st Podium to 8th Podium E-deck level + 1st to 6th Upper Floors		
21	No. of Tenements & Shops			- Residential Flats: 2239 Nos. - Shops: 146 Nos. - Office: 18 Nos., - BMC Tenement: 2 Nos, - fitness Center: 9 Nos. - Society office: 16 nos. - Health Center: 7 nos. - Balwadi: 8 Nos. - Library: 7 Nos., - Welfare Center: 7 Nos., - Community Center: 1 No.			
22	Total Population			- Residential- 11538 Nos. - Commercial- 387 Nos. - Com. Floating- 1173 Nos. - Others- 1160 Nos. Total: 14258 Nos.			
23	Total Water Requirements CMD			- Domestic: 1066 KLD - Flushing: 549 KLD - Landscape; 12 KLD Total Water Demand: 1627 KLD			
24	Under Ground Tank (UGT) location			Basement with manhole at 1.5 m ground floor			
25	Source of water			MCGM			
26	STP Capacity & Technology			- Capacity: 1610 KLD - Technology: MBBR			
27	STP Location			Basement			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			1454 KLD Sewage generation; & 35% of treated water will be discharged to sewer line, i.e. 570 KLD. The remaining 177 KLD will be reused in DP. Reservation RG, Road medians & Mancherji Joshi Udyan (five gardens)			
29	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)		Treatment / disposal
				Dry waste	45 kg/day		Will be handed over to a recycler
				Wet waste	30 kg/day		Handed over to Municipal waste collector
				Construction waste	Top soil	00 Cum	This is SRA Plot
					Excavation Debris quantity	46500 cum	We will reuse the 5500 cum quantity in internal plot & road development and for remaining debris NOC

					will be obtained subsequently.
			Empty cement bags	17696 5 Nos	To be handed over to local recyclers
			Steel	30 MT	To be handed over to local recyclers
			Aggregates	120 MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	3545 sqm.	Waste tiles to be used as China mosaic for terraces.
			Empty Paint Cans (20 liters / can)	4425 nos.	To be handed over to recycler

30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Wet waste	3349 kg/day	To be processed in the OWC. Manure obtained shall be used for landscaping, Excess manure shall be sold to nearby end users 5 OWC machine of capacity 800 kg/day, 1000kg/day, 700kg/day & 1300 kg/day shall be provided.
		Dry waste	2313 kg/day	Inert material will be sent to local body & recyclable will be sorted & handed over to authorized recycler
		E-Waste	6736 kg/annum	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	28 kg/day	Dry sewage sludge will be used as manure for gardening.

31	R.G. Area in sq.m.	Total RG required – 725. 13 sq. m (8%)	
		RG provided on Mother Earth – 726 sq. m. (8%).	
		RG provided on Podium – Nil	
		Total – 726 sq. m.	
		Existing trees on the plot: 58 nos.	
		Number of trees to be cut: 18 nos	
		Number of trees to be transplanted: 6 nos.	

		Number of trees to be retained: 34 nos.						
		The number of trees to be planted a) In RG area: 240 Nos. b) In Miyawaki Plantation with are: 150 nos of trees in Miyawaki + 50 shrubs						
		Total No. of trees on plot after development: 430 nos + 50 nos. shrubs						
32	Power requirement	During Operation Phase: <table><tr><td>Details</td><td>BEST</td></tr><tr><td>Connected load (kW)</td><td>12430 KW</td></tr><tr><td>Demand load (kW)</td><td>7696 KW</td></tr></table>	Details	BEST	Connected load (kW)	12430 KW	Demand load (kW)	7696 KW
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33	Energy Efficiency	a) Total Energy saving (%): 22 % b) Solar energy (%): 5% (386 kw)						
34	D.G. set capacity	600 KVA X 1, 500 KVA X 8, 400 KVA X 2						
35	No. of 4-W & 2-W Parking with 25% EV	• 4W – 1881 Nos, 2W – 375 Nos., School Bus: 1 No						
36	No. & capacity of Rainwater harvesting tanks /Pits	11 nos. of RWH tanks with total capacity – 328 cum., with 2 days holding capacity.						
37	Project Cost in (Cr.)	Rs. 620 Cr.						
38	EMP Cost	Construction Phase: Capital cost: Rs. 41.24 Lakhs, Recurring cost: Rs. 99.41 Lakhs Operation Phase cost: Operation Phase: Rs. 2608.4 Lakhs, O & M. cost: Rs. 199.7 Lakhs						
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.						
40	Details of Court Cases /litigations w.r.t the project and project location, if any.	NA						

3. Proposal is a new construction project. Proposal was considered by SEIAA in its 281st (Day-3) meeting held on 04th September, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order
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 9. PP to complete tree plantation within the site during construction phase.
 10. PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules and regulations.
 11. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 725 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC excludes sale building as PP has not obtained CFO NOC for the same.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI-113270.35 m², Non FSI-150720.60 m², total BUA-263990.95 m². (Plan approval No-1. SRA/ENG/1630/FN/ML/AP, dated 06/11/2023, 2.SRA/ENG/1631/FN/ML/AP, dated 21/03/2024, 3.FN/MCGM/0003/19980219/AP/S-1, dated 21/03/2024) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on

the website of the Company by the proponent.

- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before

starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai City.
6. Commissioner, Brihanmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

